

CORNERS at the MALL

117-249 N Springboro Pike (SR 741), Miamisburg, OH 45449

4 Spaces
3,447 - 25,584 SF Available for LEASE



Property Details:

- Join strong retailers Ollie's Bargain Outlet, Boot Barn and Aaron's
- Located across from Dayton Mall
- Prominent pylon signage on N Springboro Pike and Miamisburg-Centerville Road
- Great access to I-75 and I-675
- Over 1 million customer visits per year (Placer.ai data)

Surrounding retailers include:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile
Population	6,131	67,156	136,883
Households	3,275	30,770	60,184
Average Household Income	\$65,259	\$110,065	\$121,714
Total Number of Employees	8,927	38,122	69,403

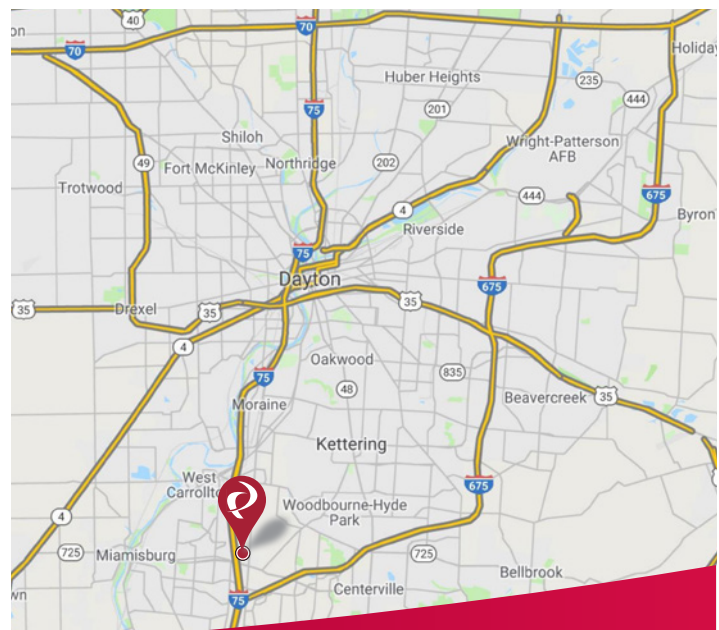
Traffic Counts:

	ADT
Miamisburg Centerville Road	49,209 ADT (INRIX 2023)
Springboro Pike (SR 741)	31,049 ADT (INRIX 2023)

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XTEAM
RETAIL ADVISORS

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Market Aerial



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Site Plan

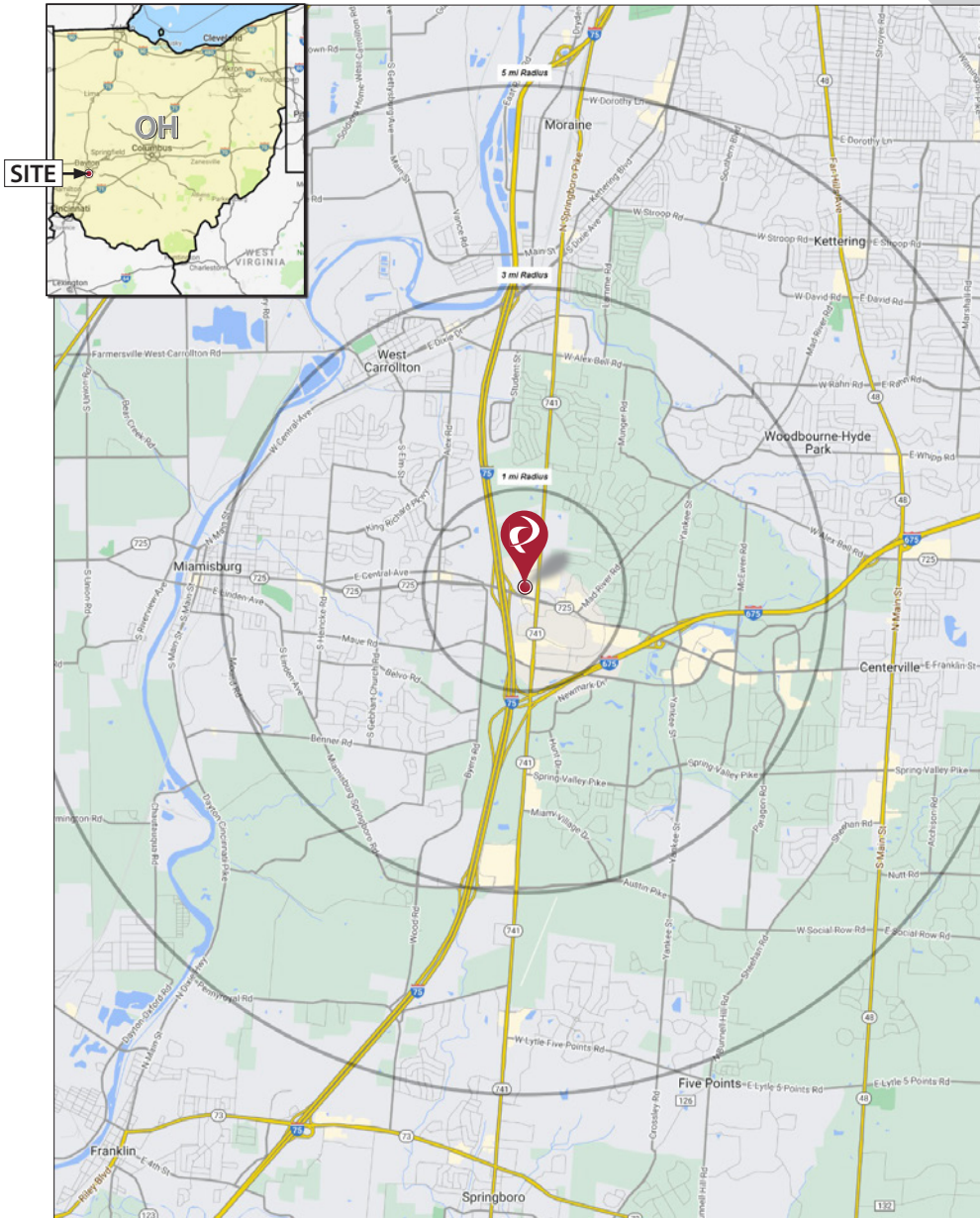


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
117	DTH, Inc. -Southlight Lighting	1,200	137	Boot Barn	16,010	231	Okinii Express Hibachi & Sushi	2,200
119	Mojo Vapes	1,200	147	AVAILABLE	3,447	233	Affordable Dentures	3,300
121	The Parlor	1,200	149	AVAILABLE	3,600	237	First Cutt	5,500
123	Liberty Tax	1,500	153	The Hobby Shop	8,912	239	AVAILABLE	7,834
125	Miracle Ear, Inc.	1,500	203	Enson Group Market	22,337	249	Aaron Rents, Inc.	9,616
127	One Main Financial	1,500	221	Ollie's Bargain Outlet	35,475	201	Flying Ace	2,500
131	AVAILABLE 1/15/2027	25,584	229	Toy Fan Addict	2,369			

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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6392/-84.2273

117 N Springboro Pike Dayton, OH 45449	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	6,131	67,156	136,883
2031 Projected Population	6,000	66,611	137,178
2020 Census Population	6,458	68,701	137,854
2010 Census Population	6,233	66,674	131,802
Projected Annual Growth 2026 to 2031	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2026	-0.1%	-	0.2%
2026 Median Age	36.8	40.4	41.3
Households			
2026 Estimated Households	3,275	30,770	60,184
2031 Projected Households	3,195	30,278	59,894
2020 Census Households	3,274	30,590	59,435
2010 Census Households	3,015	29,300	56,218
Projected Annual Growth 2026 to 2031	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2026	0.5%	0.3%	0.4%
Race and Ethnicity			
2026 Estimated White	68.5%	75.3%	77.8%
2026 Estimated Black or African American	19.7%	13.3%	11.0%
2026 Estimated Asian or Pacific Islander	4.4%	4.9%	5.0%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2026 Estimated Other Races	7.2%	6.3%	6.0%
2026 Estimated Hispanic	6.2%	5.0%	4.6%
Income			
2026 Estimated Average Household Income	\$65,259	\$110,065	\$121,714
2026 Estimated Median Household Income	\$55,396	\$86,356	\$94,610
2026 Estimated Per Capita Income	\$35,073	\$50,580	\$53,644
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.2%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.4%	3.3%
2026 Estimated High School Graduate	26.2%	24.6%	21.9%
2026 Estimated Some College	26.3%	20.0%	20.1%
2026 Estimated Associates Degree Only	11.2%	12.2%	10.9%
2026 Estimated Bachelors Degree Only	22.0%	21.9%	23.7%
2026 Estimated Graduate Degree	10.0%	15.7%	18.3%
Business			
2026 Estimated Total Businesses	423	2,497	5,427
2026 Estimated Total Employees	8,927	38,122	69,403
2026 Estimated Employee Population per Business	21.1	15.3	12.8
2026 Estimated Residential Population per Business	14.5	26.9	25.2

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